SENIORS' HOUSING REPORT
Ontario

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

Highlights

- The vacancy rate for standard spaces[1] dropped to 10.4% in 2017, its lowest level since 2009. The vacancy rate for all spaces declined to 10.3%, its lowest point since 2001.
- Total supply of seniors' housing grew by 2.4% to 57,663 spaces in 2017, slower than the 2.9% growth rate for the population aged 75 years and older.
- The average rent for a standard space increased by less than one per cent to $3,526.

Figure 1

Vacancy Rate for Standard Spaces Declines

Source: CMHC Seniors' Housing Survey

[1] Please refer to Definitions on page 27 for the definition for standard space.

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Previous Seniors' Housing Reports were mainly descriptive. In an effort to produce a more meaningful report, the text in the report has been shortened to focus only on key highlights while continuing to give you the data tables you have always received. An optional spotlight section focusing on topics related to the Seniors' Housing Market is included in some reports.

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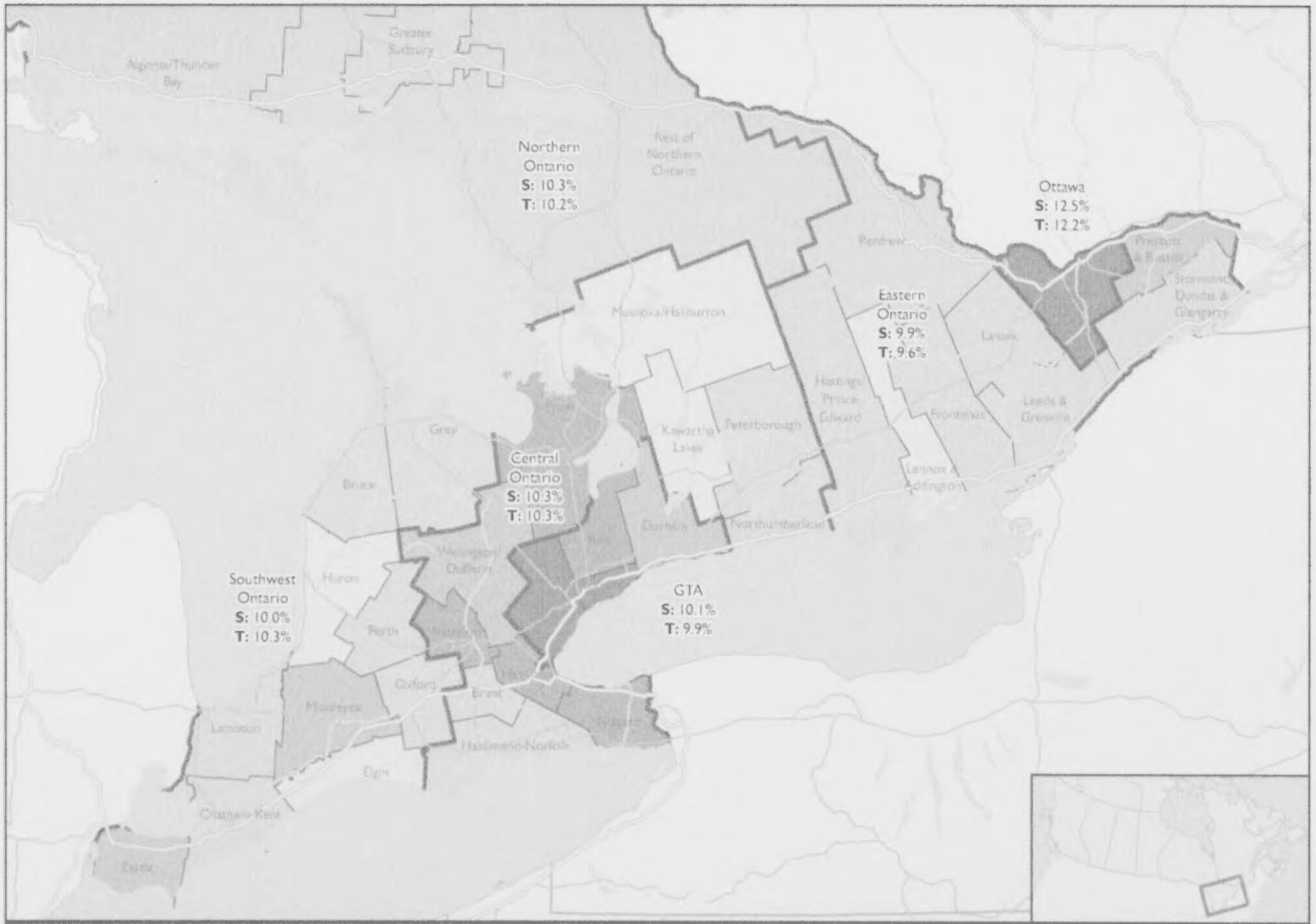


Ontario Vacancy Rate of Standard and Total (Universe) Spaces

Province Total
S: 10.4%
T: 10.3%

S: Standard Spaces
T: Total Spaces (Universe)

Number of Structures
4 - 8 | 9 - 16 | 17 - 25 | 26 - 37 | 38 - 65

0 50 100 km

Spotlight on...

Pent-up Demand in Ontario

The overall vacancy rate in Ontario reached the lowest level since 2001 as demand for seniors' housing has outpaced supply. Vacancy rates dropped in more than half of the major census divisions in Ontario in 2017. Many markets showed signs of pent-up demand due to greater demand growth than growth in supply in the recent past, as well as a lack of new supply in the pipeline (completed in 2016 or under construction).

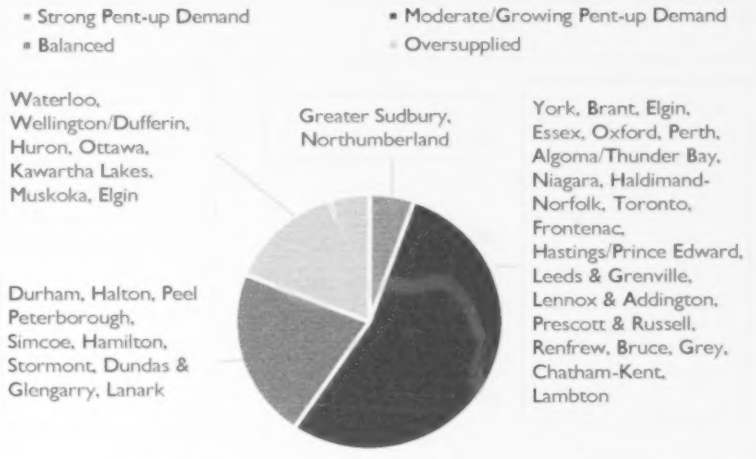
Market activities varied even within the same group. In some markets where there is pent-up demand (Northumberland, Toronto, York, Brant, Frontenac, Leeds & Grenville, Lennox & Addington, Prescott & Russell, Renfrew, Bruce, Essex, Grey, Chatham-Kent, Lambton, Oxford, and Perth), there is very low or even no new supply in the pipeline. The rest of the markets with pent-up demand have a relatively large new supply in the pipeline, but this new supply is still well below the unmet and growing demand.

Meanwhile, in many balanced markets where supply has been meeting demand (Durham, Halton, Peel, Peterborough, Simcoe, and Stormont, Dundas & Glengarry), supply and demand have both been growing remarkably, while the growth in supply and demand have been relatively moderate or slow in Hamilton and Lanark.

Finally, in some oversupplied markets (Waterloo, Wellington/Dufferin, Huron, Muskoka and Kawartha Lakes), supply has been growing more strongly than demand in recent years. While supply declined in Elgin, the vacancy rate has remained high, suggesting that demand in this market has been low. In Ottawa, where supply and demand have been growing slowly in the past several years, the market will need time to absorb the spike in new supply that came on line between 2016 and 2018.

Figure 2

Market Check - Where is Pent-up Demand


Strong Pent-up Demand
Moderate/Growing Pent-up Demand
Balanced
Oversupplied
Waterloo, Wellington/Dufferin, Huron, Ottawa, Kawartha Lakes, Muskoka, Elgin
Greater Sudbury, Northumberland
York, Brant, Elgin, Essex, Oxford, Perth, Algoma/Thunder Bay, Niagara, Haldimand-Norfolk, Toronto, Frontenac, Hastings/Prince Edward, Leeds & Grenville, Lennox & Addington, Prescott & Russell, Renfrew, Bruce, Grey, Chatham-Kent, Lambton
Durham, Halton, Peel Peterborough, Simcoe, Hamilton, Stormont, Dundas & Glengarry, Lanark

Source: CMHC Seniors' Housing Survey

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ZONE DESCRIPTIONS - SENIORS' HOUSING SURVEY - OTTAWA CMA	
Ottawa - West	Former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Ottawa - Central	Central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Ottawa - East	Former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Toronto GTA	10.5	22.7	12.4	10.8	10.7	9.3	12.1	7.9	11.6	10.1
Toronto	7.0	22.3	15.4	11.2	8.7	8.3	5.4	9.0	11.7	9.9
East York / York City	**	**	26.1	19.3	21.3	**	**	**	24.6	21.8
Etobicoke	**	**	7.6	3.0	6.4	9.5	**	**	6.1	7.1
North York	**	**	17.2	8.4	12.8	6.2	6.6	6.1	14.1	7.2
Scarborough	**	**	7.8	6.3	6.7	7.7	**	**	7.1	7.0
Former City of Toronto	**	**	14.0	14.9	6.6	8.0	7.6	5.6	9.6	10.7
Durham	11.5	**	8.8	7.6	10.1	9.3	9.0	5.7	9.5	8.5
Halton	**	**	7.8	10.5	15.0	9.8	25.3	7.3	13.1	10.5
Peel	12.3	**	15.9	16.3	12.1	10.8	11.7	7.1	13.4	12.9
York	14.5	**	8.9	8.3	10.5	9.5	14.3	8.6	10.3	9.2
Central Ontario	26.1	19.4	10.3	9.7	9.5	10.0	11.5	10.7	10.8	10.3
Brant	12.5	**	9.9	9.7	8.6	7.6	**	**	9.7	8.3
Haldimand-Norfolk	**	**	7.1	7.9	0.0	**	**	**	6.6	8.3
Hamilton	20.5	8.6	10.2	13.2	5.0	8.7	3.3	11.8	9.1	11.8
Former City of Hamilton	26.4	9.3	9.7	12.1	3.8	8.2	5.3	**	9.2	11.3
Rest of Hamilton	**	**	11.2	14.9	6.0	9.0	**	**	9.1	12.3
Kawartha Lakes	**	**	20.0	7.1	**	**	**	**	15.4	15.2
Muskoka	**	**	21.6	17.4	11.3	12.0	**	**	18.6	15.8
Niagara	12.4	**	10.6	7.4	7.9	7.2	8.7	**	9.6	7.9
Niagara Falls	**	**	3.8	5.8	4.5	5.8	**	**	4.4	7.8
St. Catharines	**	**	20.3	7.8	8.2	**	**	**	16.5	6.0
Rest of Niagara	**	**	5.8	7.9	9.6	9.9	**	**	7.3	8.9
Northumberland	**	**	6.5	4.0	5.0	3.4	10.0	**	6.1	3.6
Peterborough	**	**	4.8	7.1	**	**	**	**	4.0	7.2
Simcoe	**	21.6	10.2	9.4	11.3	9.6	19.7	**	12.4	10.4
Barrie	**	**	9.0	10.8	**	**	**	**	12.3	12.6
Rest of Simcoe	**	**	10.9	8.5	12.5	10.2	19.7	**	12.5	9.2
Waterloo	22.2	19.6	9.4	9.3	16.5	17.9	18.6	15.1	13.2	13.1
Cambridge	**	**	4.4	9.5	**	**	**	**	8.2	10.0
Kitchener	18.1	**	10.4	6.9	7.3	10.5	**	**	10.4	8.7
Rest of Waterloo	**	**	10.9	13.4	22.1	24.9	24.8	17.8	18.0	19.1
Wellington/Dufferin	25.4	19.0	14.2	12.5	10.2	10.0	5.0	**	13.2	11.9
Guelph	**	**	10.8	12.5	11.3	13.7	**	**	11.5	12.6
Rest of Wellington/Dufferin	25.0	29.4	18.2	12.5	9.0	5.7	5.3	5.3	14.9	11.0
Ottawa	27.0	**	11.5	13.1	13.7	11.3	16.2	10.8	12.9	12.5
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	8.9	11.2	10.8	12.0	6.9	6.8	9.4	11.3
Ottawa - West	28.9	**	14.0	13.0	16.2	10.2	18.3	12.5	15.6	12.1

continue

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Eastern Ontario	18.9	15.7	9.5	9.4	8.0	10.1	8.3	7.2	9.7	9.9
Frontenac	**	**	12.0	6.9	3.4	9.4	6.4	**	6.3	8.2
Hastings/Prince Edward	**	**	4.7	4.4	13.0	8.3	**	**	8.6	5.7
Lanark	**	**	17.5	7.3	13.2	10.2	**	**	15.9	9.9
Leeds & Grenville	13.6	**	5.4	9.3	6.5	**	**	**	5.8	10.2
Lennox & Addington	**	**	**	3.8	**	**	**	**	10.9	4.3
Prescott & Russell	**	**	12.1	10.9	**	**	**	**	11.8	10.5
Renfrew	11.7	**	8.8	11.9	9.4	12.2	**	**	9.1	11.8
Stormont, Dundas & Glengarry	15.5	**	10.6	14.7	**	14.0	**	**	10.4	14.6
Southwest Ontario	27.0	13.8	11.4	10.3	12.1	9.5	10.6	7.6	12.4	10.0
Bruce	**	**	9.1	9.7	17.1	13.1	**	**	11.4	10.7
Elgin	**	**	**	11.3	**	**	**	**	**	17.1
Essex	36.1	2.4	13.8	12.4	11.6	9.1	**	9.2	14.8	10.3
Windsor	38.2	**	20.6	14.9	16.9	13.6	**	**	21.3	13.5
Leamington/Kingsville	**	**	5.5	7.5	**	**	**	**	7.7	7.1
Rest of Essex	**	5.5	8.5	10.6	**	**	**	**	8.0	6.6
Grey	**	**	7.8	5.0	**	2.4	**	**	6.9	4.2
Huron	**	**	17.8	25.7	**	**	**	**	27.0	**
Chatham-Kent	**	**	8.6	8.0	25.3	14.1	**	**	11.3	9.7
Lambton	**	**	7.0	6.9	10.2	**	**	**	8.2	5.1
Middlesex	**	**	14.0	11.2	8.4	8.0	9.4	8.2	10.8	9.4
Oxford	**	**	11.7	6.7	15.8	10.9	24.2	**	15.3	9.0
Perth	17.1	18.5	11.3	8.7	7.3	**	**	**	11.3	8.5
Northern Ontario	**	17.0	8.9	9.1	8.6	9.6	**	28.0	8.8	10.3
Algoma/Thunder Bay	12.0	**	13.2	9.7	11.4	10.0	**	**	11.7	9.6
Greater Sudbury	**	**	**	**	1.1	1.2	**	**	3.6	2.1
Rest of Northern Ontario	**	**	9.0	14.3	**	18.4	**	50.0	10.3	18.5
Ontario	**21.7**	**18.5**	**10.9**	**10.4**	**10.7**	**9.7**	**11.9**	**9.5**	**11.3**	**10.4**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,500 or Less		$2,500 - $2,999		$3,000 - $3,499		$3,500 - $3,999		$4,000 or More		Total Spaces Where Rents Are Known	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Toronto GTA	18.0	20.4	13.5	14.1	11.4	10.3	10.7	9.9	10.8	8.5	11.6	10.1
Toronto	20.2	20.6	16.1	13.3	11.1	9.6	12.1	5.3	9.0	8.0	11.7	9.9
East York / York City	30.1	55.5	**	**	**	**	14.1	**	22.4	13.9	24.6	21.8
Etobicoke	**	**	**	**	3.6	**	15.5	**	5.2	**	6.1	7.1
North York	**	**	**	**	19.4	13.3	15.2	4.4	11.5	6.8	14.1	7.2
Scarborough	16.9	**	8.0	**	5.4	8.7	6.9	**	**	5.7	7.1	7.0
Former City of Toronto	18.9	14.4	6.6	21.4	8.1	11.0	12.7	12.2	7.0	7.5	9.6	10.7
Durham	12.4	13.1	7.0	0.7	16.7	12.2	5.4	8.2	8.1	7.6	9.5	8.5
Halton	**	**	5.7	12.3	7.6	4.0	7.1	13.6	17.4	9.6	13.1	10.3
Peel	13.4	**	18.4	27.3	15.9	16.6	16.8	12.9	10.0	8.3	13.4	12.9
York	16.7	**	16.8	4.1	6.4	8.7	8.2	10.6	11.1	8.7	10.3	9.2
Central Ontario	15.8	14.8	10.7	9.2	7.9	7.4	10.8	10.2	9.0	10.6	10.8	10.3
Brant	10.8	8.1	14.6	8.0	8.1	10.8	9.4	**	**	**	9.7	8.3
Haldimand-Norfolk	4.9	**	1.9	7.2	**	**	**	**	**	**	6.6	8.3
Hamilton	14.4	16.3	10.0	14.7	8.0	6.9	11.1	13.1	2.9	7.6	9.1	11.8
Former City of Hamilton	15.5	15.4	7.6	14.0	4.7	4.5	16.5	9.8	**	**	9.2	11.3
Rest of Hamilton	10.2	18.4	14.9	17.9	10.2	10.1	7.4	14.4	4.9	7.7	9.1	12.3
Kawartha Lakes	**	**	**	4.2	**	**	**	**	**	**	15.4	15.2
Muskoka	15.5	**	29.4	**	15.3	**	22.7	22.8	9.8	**	18.6	15.8
Niagara	15.8	13.6	8.7	7.4	3.9	3.5	8.9	7.2	4.4	4.8	9.6	7.9
Niagara Falls	4.7	13.4	2.0	3.1	7.2	6.0	6.0	**	**	**	4.4	7.8
St. Catharines	34.7	**	28.2	**	3.3	**	9.3	**	**	**	16.5	6.0
Rest of Niagara	10.3	13.7	6.4	6.6	2.8	2.3	10.0	**	**	**	7.3	8.9
Northumberland	11.5	5.6	4.7	2.9	0.7	**	1.8	2.1	11.3	**	6.1	3.6
Peterborough	**	**	5.4	**	**	**	**	**	**	**	4.0	7.2
Simcoe	19.4	15.5	10.2	8.6	11.3	8.0	16.0	9.9	5.9	9.6	12.4	10.4
Barrie	**	**	**	11.9	9.6	5.7	**	**	**	**	12.3	12.6
Rest of Simcoe	16.8	9.5	11.2	7.1	13.1	11.6	16.5	7.4	6.6	10.8	12.5	9.2
Waterloo	15.1	13.5	15.1	11.1	5.3	12.7	11.9	11.3	15.7	16.1	13.2	13.1
Cambridge	**	**	4.6	**	3.7	9.5	**	**	**	**	8.2	10.0
Kitchener	15.0	10.9	15.0	7.4	8.0	6.1	7.3	**	4.7	5.9	10.4	8.7
Rest of Waterloo	**	**	23.4	23.7	3.5	23.8	16.5	9.2	22.7	23.7	18.0	19.1
Wellington/Dufferin	19.9	20.6	14.2	9.6	10.1	4.6	14.5	9.3	11.2	12.7	13.2	11.9
Guelph	12.2	**	14.8	13.4	7.8	**	16.9	11.7	11.1	18.0	11.5	12.6
Rest of Wellington/Dufferin	24.2	27.1	14.0	5.6	14.7	**	10.1	1.6	11.3	6.2	14.9	11.0
Ottawa	14.5	11.1	7.4	9.5	12.4	13.2	14.3	12.1	14.3	13.7	12.9	12.5
Ottawa - Central	**	**	**	**	**	**	**	**	**	**	**	**
Ottawa - East	11.9	7.1	5.5	8.5	11.6	14.0	11.1	6.1	9.2	14.3	9.4	11.3
Ottawa - West	16.2	8.5	9.2	10.5	13.1	12.7	16.8	12.5	18.1	12.9	15.6	12.1

continue

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1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,500 or Less		$2,500 - $2,999		$3,000 - $3,499		$3,500 - $3,999		$4,000 or More		Total Spaces Where Rents are Known	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Eastern Ontario	11.8	11.1	8.4	10.2	7.8	5.8	7.9	9.3	9.5	11.2	9.7	9.9
Frontenac	**	**	3.2	**	17.0	5.3	2.3	10.6	4.0	8.9	6.3	8.2
Hastings/Prince Edward	7.1	3.4	3.9	4.3	**	2.1	**	1.0	15.6	13.6	8.6	5.7
Lanark	31.5	16.9	17.9	10.1	**	**	**	**	10.1	13.2	15.9	9.9
Leeds & Grenville	7.9	9.9	0.0	**	7.0	**	6.1	15.0	6.3	**	5.8	10.2
Lennox & Addington	**	**	**	0.0	**	**	**	**	**	**	10.9	4.3
Prescott & Russell	13.9	8.8	**	**	12.0	**	**	**	**	**	11.8	10.5
Renfrew	4.5	13.1	12.3	14.9	5.9	4.3	16.9	12.2	**	**	9.1	11.8
Stormont, Dundas & Glengarry	12.0	17.8	10.6	7.9	**	14.8	**	**	**	**	10.4	14.6
Southwest Ontario	15.0	9.4	12.8	11.0	12.1	13.0	9.4	10.2	10.6	5.3	12.4	10.0
Bruce	8.1	8.9	13.0	11.2	19.3	**	**	**	**	**	11.4	10.7
Elgin	**	**	**	**	**	**	**	**	**	**	**	17.1
Essex	26.0	9.4	18.2	16.4	9.2	9.6	4.5	9.6	10.7	5.1	14.8	10.3
Windsor	28.5	11.0	39.8	18.1	17.3	18.7	**	9.1	**	11.2	21.3	13.5
Leamington/Kingsville	**	**	5.5	9.4	11.8	**	**	**	**	**	7.7	7.1
Rest of Essex	25.9	4.3	**	**	**	3.3	**	**	**	**	8.0	6.6
Grey	**	8.0	**	3.3	**	5.6	**	2.7	**	**	6.9	4.2
Huron	**	**	22.4	**	**	**	26.8	**	**	**	27.0	**
Chatham-Kent	10.9	10.3	9.6	8.0	20.0	**	21.9	**	**	**	11.3	9.7
Lambton	10.1	5.3	**	7.2	7.0	4.7	**	**	**	**	8.2	5.1
Middlesex	8.3	3.3	13.0	7.7	13.4	15.1	9.4	11.7	7.4	5.1	10.8	9.4
Oxford	16.7	11.9	12.9	2.5	5.0	**	15.4	**	29.5	7.4	15.3	9.0
Perth	12.9	10.7	16.3	8.1	**	**	0.0	**	**	**	11.3	8.5
Northern Ontario	12.6	6.5	8.4	14.7	2.0	14.4	**	11.1	**	**	8.8	10.3
Algoma/Thunder Bay	18.6	6.6	13.7	15.5	2.3	12.2	**	**	**	**	11.7	9.6
Greater Sudbury	5.1	1.7	**	**	**	**	**	**	**	**	3.6	2.1
Rest of Northern Ontario	11.2	10.2	**	23.3	**	38.2	**	13.9	**	**	10.3	18.5
Ontario	**14.5**	**12.4**	**10.9**	**10.8**	**9.7**	**9.8**	**10.6**	**10.3**	**10.8**	**9.5**	**11.3**	**10.4**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:
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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1] Ontario

Centre	Vacancy Rate		Average Rent	
	2016	2017	2016	2017
Toronto GTA	5.8	6.7	5,130	5,350
Toronto	4.8	5.0	5,437	5,696
Durham	**	**	**	**
Halton/Peel	**	9.0	**	5,039
York	10.1	8.8	**	5,351
Central Ontario	2.9	8.7	4,425	4,283
Hamilton	**	**	**	**
Ottawa	6.8	12.0	5,248	5,127
Eastern Ontario	**	5.1	**	4,242
Southwest Ontario	12.3	5.8	3,893	3,383
Northern Ontario	0.0	**	**	**
Ontario	**5.8**	**8.2**	**4,847**	**4,767**

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

The following letter codes are used to indicate the reliability of the estimates:
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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2016	2017				
Toronto GTA	17,870	10.9	9.9	168	17,548	442,513	4.0
Toronto	6,612	10.7	9.7	60	6,322	212,635	3.0
East York / York City	822	22.1	22.6	6	666		
Etobicoke	968	5.0	6.4	9	**		
North York	1,776	12.9	6.9	15	1,779		
Scarborough	977	6.8	6.9	10	**		
Former City of Toronto	2,069	9.1	9.9	20	1,941		
Durham	2,357	8.9	8.2	24	2,385	41,276	5.8
Halton	2,651	12.5	10.5	26	2,621	38,269	6.8
Peel	2,668	12.8	12.6	26	2,571	77,446	3.3
York	3,582	10.3	9.1	32	3,649	72,887	5.0
Central Ontario	15,589	10.2	10.3	211	14,948	248,728	6.0
Brant	877	8.9	8.3	11	844	10,807	7.8
Haldimand-Norfolk	405	6.5	8.5	10	379	10,308	3.7
Hamilton	2,163	8.7	11.4	32	2,034	45,078	4.5
Former City of Hamilton	1,294	8.4	11.0	17	1,216		
Rest of Hamilton	869	9.2	12.1	15	818		
Kawartha Lakes	283	15.2	15.2	4	255	8,765	2.9
Muskoka	458	16.8	14.5	7	426	7,236	5.9
Haliburton	-	-	-	-	-	2,607	
Niagara	2,489	9.1	8.4	29	2,467	44,492	5.5
Niagara Falls	512	4.3	8.0	6	505		
St. Catharines	784	15.9	7.7	7	**		
Rest of Niagara	1,193	6.6	9.0	16	1,178		
Northumberland	763	5.9	3.7	14	794	10,305	7.7
Peterborough	1,060	3.8	6.8	10	1,046	14,606	7.2
Simcoe	2,599	11.5	10.5	37	2,409	39,408	6.1
Barrie	865	10.8	12.1	10	**		
Rest of Simcoe	1,734	11.8	9.7	27	1,629		
Waterloo	2,616	12.8	13.0	32	2,470	35,354	7.0
Cambridge	481	8.1	9.8	7	470		
Kitchener	1,104	9.8	8.8	11	1,064		
Rest of Waterloo	1,031	18.1	19.0	14	937		
Wellington/Dufferin	1,876	12.0	11.6	25	1,823	19,762	9.2
Guelph	1,020	9.9	12.3	10	**		
Rest of Wellington/Dufferin	856	14.6	10.7	15	842		
Ottawa	6,916	11.8	12.2	65	6,462	64,582	10.0
Ottawa - Central	461	**	**	4	**		
Ottawa - East	2,715	8.8	10.5	28	2,622		
Ottawa - West	3,740	14.4	12.5	33	3,455		

continue

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2016	2017				
Eastern Ontario	5,759	9.0	9.6	89	5,562	78,017	7.1
Frontenac	797	6.2	8.1	11	**	13,530	**
Hastings/Prince Edward	910	8.5	5.9	16	910	16,498	5.5
Lanark	570	14.6	9.5	9	565	6,399	8.8
Leeds & Grenville	507	5.4	9.5	9	483	10,281	4.7
Lennox & Addington	226	10.2	3.1	4	232	3,844	6.0
Prescott & Russell	1,110	9.3	10.1	18	1,037	6,381	16.2
Renfrew	881	9.1	11.8	11	841	9,951	8.4
Stormont, Dundas & Glengarry	758	9.7	14.4	11	698	11,133	6.3
Southwest Ontario	8,775	12.1	10.3	125	8,467	136,780	6.2
Bruce	454	11.0	9.7	10	440	6,868	6.4
Elgin	210	**	16.7	4	185	7,016	2.6
Essex	2,291	13.9	10.2	25	2,206	31,953	6.9
Windsor	1,164	20.2	13.2	11	1,078		
Leamington/Kingsville	369	7.0	7.0	6	367		
Rest of Essex	758	7.7	7.3	8	761		
Grey	698	6.8	5.9	11	**	10,356	**
Huron	346	28.4	**	8	**	6,129	**
Chatham-Kent	804	10.6	9.6	14	**	9,802	**
Lambton	556	7.9	5.1	10	562	12,322	4.6
Middlesex	2,034	10.8	9.6	22	2,030	36,014	5.6
Oxford	809	14.5	11.7	11	**	9,611	**
Perth	573	11.2	8.5	10	546	6,709	8.1
Northern Ontario	2,754	8.2	10.2	37	2,736	68,902	4.0
Algoma/Thunder Bay	1,116	10.0	9.4	13	1,121	24,920	4.5
Greater Sudbury	768	3.6	2.1	11	836	13,314	6.3
Rest of Northern Ontario	870	10.3	18.4	13	779	30,668	2.5
Ontario	**57,663**	**10.7**	**10.3**	**695**	**55,722**	**1,039,522**	**5.4**

[1] Sources: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Fall 2014. Reference scenario projection July 1, 2016.

[2] Data may not add due to rounding

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Toronto GTA	406	8,081	7,944	1,439	17,870
Toronto	67	3,417	2,716	412	6,612
Durham	65	1,044	1,104	144	2,357
Halton	54	952	1,361	284	2,651
Peel	138	1,103	1,147	280	2,668
York	82	1,565	1,616	319	3,582
Central Ontario	951	9,308	4,695	635	15,589
Brant	93	508	233	43	877
Haldimand-Norfolk	4	380	14	7	405
Hamilton	179	1,406	518	60	2,163
Kawartha Lakes	24	126	119	14	283
Muskoka	-	333	125	-	458
Niagara	72	1,570	744	103	2,489
Northumberland	44	344	348	27	763
Peterborough	10	689	310	51	1,060
Simcoe	218	1,538	723	120	2,599
Waterloo	148	1,450	848	170	2,616
Wellington/Dufferin	159	964	713	40	1,876
Ottawa	186	4,064	2,302	364	6,916
Ottawa - Central	50	233	169	9	461
Ottawa - East	42	1,665	913	95	2,715
Ottawa - West	94	2,166	1,220	260	3,740
Eastern Ontario	355	3,747	1,446	211	5,759
Frontenac	12	232	495	58	797
Hastings/Prince Edward	44	604	245	17	910
Lanark	32	314	200	24	570
Leeds & Grenville	24	412	70	1	507
Lennox & Addington	2	187	31	6	226
Prescott & Russell	8	1,013	86	3	1,110
Renfrew	100	526	153	102	881
Stormont, Dundas & Glengarry	133	459	166	-	758
Southwest Ontario	555	4,826	2,976	418	8,775
Bruce	-	310	137	7	454
Elgin	32	147	28	3	210
Essex	303	1,066	811	111	2,291
Grey	2	536	134	26	698
Huron	14	215	104	13	346
Chatham-Kent	32	633	139	-	804
Lambton	40	306	191	19	556
Middlesex	40	869	945	180	2,034
Oxford	38	386	356	29	809
Perth	54	358	131	30	573

continue

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2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Northern Ontario	46	1,573	998	137	2,754
Algoma/Thunder Bay	24	520	528	44	1,116
Greater Sudbury	12	485	250	21	768
Rest of Northern Ontario	10	568	220	72	870
Ontario	**2,499**	**31,599**	**20,361**	**3,204**	**57,663**

2.2 Universe by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Total	**2,499**	**31,599**	**20,361**	**3,204**	**57,663**
Standard Spaces	1,652	23,708	16,203	2,579	44,142
Heavy Care Spaces	130	1,822	457	18	2,427
Other[1]	204	778	116	11	1,109
Unknown Spaces	513	5,291	3,585	596	9,985

[1] 'Other' consists of non-market units and respite units.

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2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,500 or Less	$2,500 - $2,999	$3,000 - $3,499	$3,500 - $3,999	$4,000 or More
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Toronto GTA	5.7	7.5	16.0	16.7	54.1
Toronto	12.0	8.3	18.3	11.3	50.1
East York / York City	23.6	15.5	13.8	7.8	39.4
Etobicoke	5.9	5.9	0.4	10.3	77.6
North York	7.4	3.5	11.7	17.7	59.7
Scarborough	14.9	10.7	50.1	10.2	14.1
Former City of Toronto	12.8	9.8	16.8	7.9	52.7
Durham	5.3	7.6	22.4	17.6	47.1
Halton	1.5	7.0	11.5	17.3	62.7
Peel	1.8	12.3	13.8	23.0	49.1
York	0.8	2.7	12.6	20.7	63.2
Central Ontario	19.8	23.5	22.3	14.4	19.9
Brant	19.7	32.0	29.6	13.5	5.2
Haldimand-Norfolk	41.4	55.2	0.9	1.8	0.6
Hamilton	20.4	25.3	20.7	13.5	20.1
Former City of Hamilton	24.8	36.1	20.5	6.3	12.3
Rest of Hamilton	14.2	10.5	20.9	23.4	30.9
Kawartha Lakes	28.3	17.0	8.5	34.6	11.7
Muskoka	19.9	13.4	24.3	21.6	20.8
Niagara	28.4	24.3	23.2	9.1	14.9
Niagara Falls	43.9	25.7	13.1	6.7	10.6
St. Catharines	7.0	18.5	34.8	14.1	25.7
Rest of Niagara	33.9	27.1	21.0	7.3	10.7
Northumberland	24.6	23.5	24.9	16.0	10.9
Peterborough	4.7	16.4	53.4	10.1	15.3
Simcoe	21.7	22.2	20.5	14.2	21.4
Barrie	25.0	20.2	35.9	8.5	10.4
Rest of Simcoe	20.0	23.3	12.3	17.1	27.2
Waterloo	11.5	21.2	21.6	19.5	26.2
Cambridge	14.3	16.7	22.8	13.2	33.0
Kitchener	18.5	32.7	24.3	10.9	13.7
Rest of Waterloo	3.0	11.2	18.2	31.4	36.2
Wellington/Dufferin	17.2	22.2	11.5	15.9	33.2
Guelph	8.2	20.9	14.6	22.5	33.8
Rest of Wellington/Dufferin	27.7	23.8	7.9	8.2	32.4
Ottawa	10.5	13.4	18.7	14.4	42.9
Ottawa - Central	**	**	**	**	**
Ottawa - East	12.8	18.1	15.9	12.6	40.6
Ottawa - West	8.4	11.0	22.7	13.9	44.0

continue

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2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,500 or Less	$2,500 - $2,999	$3,000 - $3,499	$3,500 - $3,999	$4,000 or More
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Eastern Ontario	35.6	20.2	15.0	14.4	14.8
Frontenac	3.3	9.7	24.6	20.2	42.2
Hastings/Prince Edward	25.6	25.9	11.7	12.5	24.4
Lanark	15.0	19.2	12.0	31.7	22.1
Leeds & Grenville	29.1	10.7	8.9	36.6	14.7
Lennox & Addington	29.4	22.1	38.0	5.5	4.9
Prescott & Russell	80.1	15.5	1.1	1.2	2.1
Renfrew	34.7	33.1	19.3	11.8	1.1
Stormont, Dundas & Glengarry	51.6	20.7	21.0	4.9	1.8
Southwest Ontario	22.3	29.5	18.2	15.3	14.8
Bruce	46.3	29.5	13.8	8.8	1.7
Elgin	36.1	13.7	26.8	8.8	14.6
Essex	21.4	22.1	20.4	19.3	16.8
Windsor	29.6	23.0	15.8	22.8	8.8
Leamington/Kingsville	15.0	41.0	39.2	4.4	0.3
Rest of Essex	10.7	10.7	18.6	20.9	39.2
Grey	22.8	43.0	7.3	22.4	4.4
Huron	7.5	59.3	**	0.9	2.2
Chatham-Kent	37.3	50.9	6.0	3.9	1.9
Lambton	26.6	22.5	30.2	15.0	5.7
Middlesex	8.0	20.7	26.6	19.8	25.0
Oxford	29.4	19.9	7.1	14.4	29.2
Perth	32.1	55.9	0.9	5.8	5.4
Northern Ontario	37.4	28.8	14.4	12.1	7.3
Algoma/Thunder Bay	34.3	18.2	12.2	23.3	12.1
Greater Sudbury	37.9	34.5	20.4	0.5	6.6
Rest of Northern Ontario	40.6	36.1	11.8	9.1	2.3
Ontario	**17.3**	**18.3**	**18.2**	**15.1**	**31.1**

[1] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size Ontario

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent						
		1	2	3				
Toronto GTA	0.7	0.0	12.1	87.2	78.7	74.0 a	96.5	16.9
10 - 49	**	0.0	0.0	93.5	**	**	**	**
50 - 89	0.0	0.0	4.3	95.7	78.3	67.0 a	97.9	**
90 or more	0.0	0.0	18.6	81.4	82.1	84.0 a	100.0	24.6
Central Ontario	0.0	0.0	2.7	97.3	70.1	65.2 a	93.4	12.1
10 - 49	0.0	0.0	**	98.1	64.6	59.6 a	79.5	**
50 - 89	0.0	0.0	0.0	100.0	64.6	70.3 a	100.0	**
90 or more	0.0	0.0	**	93.7	81.6	65.2 a	100.0	**
Ottawa	0.0	0.0	**	97.7	72.0	70.3 a	98.3	**
10 - 49	**	**	**	100.0	**	**	**	**
50 - 89	**	**	**	100.0	**	**	100.0	**
90 or more	0.0	0.0	**	96.1	84.9	85.9 a	100.0	**
Eastern Ontario	0.0	1.2	0.0	98.8	68.4	54.8 a	88.7	9.7
10 - 49	0.0	0.0	0.0	100.0	**	**	**	**
50 - 89	0.0	3.1	0.0	96.9	**	**	96.5	**
90 or more	**	**	**	100.0	93.6	**	100.0	**
Southwest Ontario	0.9	0.9	1.8	96.5	72.9	76.5 a	97.4	12.3
10 - 49	0.0	0.0	0.0	100.0	70.7	82.5 a	95.5	4.6
50 - 89	0.0	0.0	0.0	100.0	**	80.0 a	100.0	14.2
90 or more	2.8	2.8	5.6	88.8	79.7	66.0 a	97.2	**
Northern Ontario	3.0	0.0	2.7	94.3	77.6	77.6 a	85.9	8.4
10 - 49	**	**	**	100.0	**	71.8 a	56.3	14.1
50 - 89	**	**	**	93.1	86.8	73.6 a	86.8	**
90 or more	**	**	7.1	92.9	84.3	85.0 a	100.0	7.1
Ontario	**0.5**	**0.3**	**4.4**	**94.8**	**73.0**	**69.2 a**	**94.3**	**12.4**
10 - 49	0.7	0.0	0.7	98.6	63.0	61.6 a	81.2	9.6
50 - 89	0.5	0.5	0.9	98.1	69.2	67.9 a	98.1	7.9
90 or more	0.4	0.4	9.8	89.4	82.9	75.2 a	99.6	18.2

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:

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2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size
Ontario

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Toronto GTA	75.4	21.3	45.6	53.9	66.7	88.2
10 - 49	**	0.0	**	**	**	82.4
50 - 89	75.0	**	21.8	**	**	80.0
90 or more	82.3	**	64.7	74.3	86.7	93.7
Central Ontario	54.6	6.8	18.8	29.8	47.1	79.1
10 - 49	25.4	4.6	4.7	3.4	22.7	68.5
50 - 89	**	3.1	**	**	**	81.5
90 or more	84.1	13.2	**	**	75.9	87.2
Ottawa	84.1	**	**	**	**	79.5
10 - 49	**	**	**	**	**	**
50 - 89	**	5.4	**	**	**	**
90 or more	97.1	**	**	**	89.3	**
Eastern Ontario	62.0	5.4	11.3	24.4	**	82.8
10 - 49	**	0.0	**	0.0	**	80.1
50 - 89	**	3.2	**	**	**	82.7
90 or more	87.8	**	**	**	**	87.8
Southwest Ontario	58.8	11.0	26.9	27.1	**	92.3
10 - 49	**	2.4	**	9.1	**	89.2
50 - 89	**	2.8	**	14.1	**	94.6
90 or more	85.7	29.1	**	**	68.4	93.7
Northern Ontario	**	3.0	17.8	45.9	49.2	85.7
10 - 49	42.3	**	**	14.1	14.1	100.0
50 - 89	**	**	**	**	**	79.9
90 or more	**	**	**	**	**	85.0
Ontario	**63.0**	**11.7**	**28.3**	**38.0**	**49.9**	**84.5**
10 - 49	32.3	2.4	5.7	5.4	17.8	79.0
50 - 89	62.9	4.3	21.2	26.0	39.1	82.9
90 or more	83.1	24.3	49.1	69.6	80.1	89.6

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

3.1 Average Rent ($) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Toronto GTA	2,468	2,492	3,484	3,475	4,558	4,561	5,856	5,772	4,154	4,159
Toronto	1,637	1,919	3,433	3,325	4,761	4,746	6,772	6,331	4,214	4,120
East York / York City	**	**	3,576	3,632	4,092	**	**	**	3,632	3,733
Etobicoke	**	**	4,030	3,361	4,866	4,868	6,818	**	4,802	4,599
North York	**	**	3,649	3,697	4,941	4,649	6,424	6,749	4,483	4,451
Scarborough	**	**	3,108	2,978	3,680	3,687	**	**	3,306	3,222
Former City of Toronto	**	**	3,150	3,003	5,066	5,122	7,570	6,848	4,392	4,237
Durham	1,729	**	3,164	3,263	4,157	4,259	5,019	5,161	3,694	3,835
Halton	**	**	3,628	3,797	4,630	4,626	5,668	5,881	4,339	4,399
Peel	2,939	**	3,548	3,521	4,363	4,335	4,987	5,016	4,051	4,022
York	2,851	**	3,690	3,718	4,538	4,563	5,821	5,956	4,285	4,373
Central Ontario	1,928	1,801	2,895	2,904	3,967	3,920	4,771	4,565	3,246	3,216
Brant	1,779	1,685	2,871	2,855	3,627	3,267	**	**	2,991	2,944
Haldimand-Norfolk	**	**	2,395	2,443	3,374	**	**	**	2,436	2,452
Hamilton	1,961	1,759	2,783	2,938	4,158	4,220	5,113	4,987	3,170	3,191
Former City of Hamilton	2,184	1,751	2,600	2,804	3,871	4,065	4,897	4,710	2,901	2,921
Rest of Hamilton	**	**	3,065	3,154	4,372	4,316	**	**	3,517	3,562
Kawartha Lakes	**	**	2,577	2,673	**	**	**	**	2,972	3,187
Muskoka	**	**	2,801	2,920	4,115	4,125	**	**	3,194	3,276
Niagara	1,696	1,468	2,693	2,725	3,471	3,497	4,571	4,215	3,029	3,048
Niagara Falls	**	**	2,596	2,513	3,282	3,595	**	**	2,912	2,823
St. Catharines	**	**	2,838	3,000	4,040	**	**	**	3,320	3,438
Rest of Niagara	**	**	2,620	2,646	3,263	3,248	3,555	3,360	2,883	2,923
Northumberland	**	**	2,590	2,567	3,257	3,598	4,165	4,629	2,908	3,111
Peterborough	**	**	3,099	3,071	4,362	4,227	**	**	3,424	3,341
Simcoe	2,012	1,840	2,959	2,999	4,029	4,111	4,617	5,001	3,233	3,209
Barrie	**	**	3,037	3,234	**	**	**	**	3,041	3,103
Rest of Simcoe	2,465	**	2,912	2,859	3,946	3,992	4,617	5,001	3,320	3,265
Waterloo	1,707	1,801	3,140	3,097	4,351	4,211	4,964	5,003	3,590	3,490
Cambridge	**	**	2,978	3,072	**	**	**	**	3,338	3,509
Kitchener	1,798	1,874	3,100	2,996	4,617	4,216	**	**	3,299	3,104
Rest of Waterloo	**	**	3,309	3,287	4,333	4,144	4,921	5,010	3,976	3,883
Wellington/Dufferin	2,245	1,948	3,152	2,914	4,204	4,026	4,745	3,944	3,548	3,343
Guelph	**	**	3,371	3,108	4,260	4,077	**	**	3,706	3,514
Rest of Wellington/Dufferin	2,313	1,825	2,895	2,666	4,149	3,965	4,662	2,792	3,388	3,142
Ottawa	1,477	1,838	3,270	3,469	4,801	4,664	5,586	5,608	3,904	3,948
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	3,136	3,339	4,871	4,605	6,712	6,233	3,811	3,862
Ottawa - West	1,812	**	3,356	3,527	4,649	4,574	5,238	5,318	3,965	3,961

continue

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

3.1 Average Rent ($) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Eastern Ontario	1,629	1,733	2,552	2,600	3,829	3,897	4,535	4,140	2,909	2,943
Frontenac	**	**	3,182	3,400	4,059	3,918	5,696	6,005	3,850	3,825
Hastings/Prince Edward	**	**	2,927	2,723	4,191	3,989	**	**	3,311	3,136
Lanark	**	**	2,871	3,076	4,047	4,225	**	**	3,317	3,517
Leeds & Grenville	1,956	2,022	2,971	3,108	4,278	4,848	**	**	3,081	3,241
Lennox & Addington	**	**	**	2,855	**	**	**	**	2,871	2,833
Prescott & Russell	**	**	1,939	2,003	3,389	3,427	**	**	2,071	2,108
Renfrew	1,468	**	2,443	2,456	3,337	3,630	**	**	2,567	2,642
Stormont, Dundas & Glengarry	1,675	**	2,269	2,421	**	3,483	**	**	2,451	2,529
Southwest Ontario	2,014	1,979	2,714	2,768	3,654	3,635	4,369	4,473	3,109	3,132
Bruce	**	**	2,453	2,485	3,114	3,136	**	**	2,655	2,742
Elgin	**	**	**	2,907	**	**	**	**	**	3,022
Essex	1,875	1,857	2,667	2,651	3,907	3,764	**	4,955	3,241	3,169
Windsor	1,885	**	2,588	2,525	4,078	3,682	**	**	3,233	2,983
Leamington/Kingsville	**	**	2,642	2,651	**	**	**	**	2,827	2,860
Rest of Essex	**	2,054	2,857	3,039	**	**	**	**	3,457	3,649
Grey	**	**	2,542	2,661	**	3,586	**	**	2,796	2,987
Huron	**	**	2,639	2,819	**	**	**	**	2,998	2,916
Chatham-Kent	**	**	2,552	2,564	3,152	3,169	**	**	2,592	2,622
Lambton	**	**	2,719	2,757	3,361	**	**	**	2,919	2,985
Middlesex	**	**	3,209	3,242	3,735	3,705	4,327	4,349	3,565	3,556
Oxford	**	**	2,553	2,620	3,746	3,813	4,345	4,689	3,173	3,194
Perth	2,132	2,233	2,589	2,626	2,677	**	**	**	2,662	2,753
Northern Ontario	1,981	1,689	2,399	2,453	2,873	3,128	3,634	3,989	2,570	2,759
Algoma/Thunder Bay	2,330	1,551	2,132	2,363	3,200	3,575	**	**	2,702	3,012
Greater Sudbury	**	**	**	**	2,286	2,367	**	**	2,585	2,523
Rest of Northern Ontario	**	**	2,359	2,432	**	3,036	**	3,582	2,397	2,673
Ontario	**1,973**	**1,950**	**2,978**	**3,030**	**4,177**	**4,166**	**5,253**	**5,169**	**3,499**	**3,526**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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01 Per cent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Toronto GTA	11.9	22.6	11.3	10.5	10.3	9.2	11.9	7.8	10.9	9.9
Toronto	6.8	21.4	13.6	11.0	8.1	7.9	5.2	8.6	10.7	9.7
East York / York City	**	**	23.1	21.0	19.9	**	**	**	22.1	22.6
Etobicoke	**	**	5.4	3.3	5.5	8.5	**	**	5.0	6.4
North York	**	**	15.7	8.0	11.5	5.8	6.3	5.8	12.9	6.9
Scarborough	**	**	7.7	6.3	6.0	7.7	**	**	6.8	6.9
Former City of Toronto	**	**	12.0	12.2	6.6	8.0	7.5	5.4	9.1	9.9
Durham	11.6	**	7.9	7.1	9.8	9.1	9.0	5.7	8.9	8.2
Halton	**	**	7.1	10.1	14.9	10.1	25.3	7.7	12.5	10.5
Peel	14.2	**	14.0	15.4	11.9	10.7	11.5	6.9	12.8	12.6
York	17.4	**	8.9	8.0	10.4	9.4	13.9	8.5	10.3	9.1
Central Ontario	20.5	17.0	9.7	9.7	9.1	10.0	11.5	10.9	10.2	10.3
Brant	8.2	**	9.4	9.4	8.1	7.5	**	**	8.9	8.3
Haldimand-Norfolk	**	**	6.9	8.2	0.0	**	**	**	6.5	8.5
Hamilton	14.4	7.3	9.8	12.9	5.1	8.7	3.3	11.8	8.7	11.4
Former City of Hamilton	16.1	7.8	8.8	11.8	4.0	8.5	5.3	**	8.4	11.0
Rest of Hamilton	**	**	11.4	14.6	5.9	8.8	**	**	9.2	12.1
Kawartha Lakes	**	**	20.0	7.1	**	**	**	**	15.2	15.2
Muskoka/Haliburton	**	**	19.1	15.7	11.0	11.2	**	**	16.8	14.5
Muskoka	**	**	19.1	15.7	11.0	11.2	**	**	16.8	14.5
Haliburton	**	**	**	**	**	**	**	**	**	**
Niagara	12.4	**	10.2	8.3	7.1	7.2	8.7	**	9.1	8.4
Niagara Falls	**	**	3.8	6.1	4.4	5.8	**	**	4.3	8.0
St. Catharines	**	**	19.5	9.9	7.9	**	**	**	15.9	7.7
Rest of Niagara	**	**	5.6	8.0	7.9	9.9	**	**	6.6	9.0
Northumberland	**	**	6.4	4.2	4.9	3.4	10.0	**	5.9	3.7
Peterborough	**	**	4.5	6.8	**	**	**	**	3.8	6.8
Simcoe	24.8	18.1	9.4	9.4	11.2	9.5	19.7	**	11.5	10.5
Barrie	**	**	8.6	10.7	**	**	**	**	10.8	12.1
Rest of Simcoe	**	**	9.8	8.7	12.3	10.2	19.7	**	11.8	9.7
Waterloo	23.1	17.3	8.7	9.4	16.5	18.0	18.5	15.1	12.8	13.0
Cambridge	**	**	4.3	9.2	**	**	**	**	8.1	9.8
Kitchener	20.2	13.7	8.8	7.0	8.7	11.5	**	**	9.8	8.8
Rest of Waterloo	**	**	11.5	13.5	21.8	25.0	24.6	17.8	18.1	19.0
Wellington/Dufferin	25.4	18.1	12.5	12.1	9.4	9.9	5.0	**	12.0	11.6
Guelph	**	**	9.0	12.2	9.9	13.4	**	**	9.9	12.3
Wellington/Dufferin	25.0	29.4	17.5	12.1	9.0	5.6	5.3	5.3	14.6	10.7
Ottawa	16.6	12.7	10.7	13.0	12.7	10.8	16.1	10.8	11.8	12.2
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	8.4	10.5	9.8	11.1	6.8	6.8	8.8	10.5
Ottawa - West	24.4	**	12.8	13.8	15.2	9.9	18.3	12.5	14.4	12.5

continue

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01 Per cent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Eastern Ontario	15.4	15.4	8.7	9.1	8.0	10.1	8.3	7.2	9.0	9.6
Frontenac	**	**	11.7	6.9	3.4	9.3	6.4	**	6.2	8.1
Hastings/Prince Edward	**	**	4.6	4.4	13.0	8.9	**	**	8.5	5.9
Lanark	15.0	**	15.3	6.6	13.2	10.2	**	**	14.6	9.5
Leeds & Grenville	13.6	**	4.9	8.5	6.2	**	**	**	5.4	9.5
Lennox & Addington	**	**	**	2.7	**	**	**	**	10.2	3.1
Prescott & Russell	**	**	9.5	10.4	**	**	**	**	9.3	10.1
Renfrew	11.7	**	8.8	11.8	9.4	12.2	**	**	9.1	11.8
Stormont, Dundas & Glengarry	10.5	**	10.4	14.5	**	14.0	**	**	9.7	14.4
Southwest Ontario	22.4	12.7	11.0	10.7	12.0	9.6	10.6	7.5	12.1	10.3
Bruce	**	**	8.8	8.3	16.5	13.1	**	**	11.0	9.7
Elgin	**	**	**	10.9	**	**	**	**	**	16.7
Essex	26.6	4.1	12.8	12.0	11.5	9.7	**	9.2	13.9	10.2
Windsor	35.1	**	19.0	14.3	16.6	13.6	**	**	20.2	13.2
Leamington/Kingsville	**	**	5.1	7.7	**	**	**	**	7.0	7.0
Rest of Essex	17.5	5.8	7.7	10.2	**	**	**	**	7.7	7.3
Grey	**	**	7.6	6.7	**	2.3	**	**	6.8	5.9
Huron	**	**	21.1	25.3	**	**	**	**	28.4	**
Chatham-Kent	**	**	8.0	8.3	24.7	14.0	**	**	10.6	9.6
Lambton	**	**	6.7	6.8	10.2	**	**	**	7.9	5.1
Middlesex	**	**	13.6	11.6	8.5	8.0	9.4	8.2	10.8	9.6
Oxford	**	**	10.8	12.5	15.7	10.9	23.5	**	14.5	11.7
Perth	17.1	18.5	11.2	8.7	7.3	**	**	**	11.2	8.5
Northern Ontario	**	15.6	8.6	8.9	7.5	9.7	**	28.0	8.2	10.2
Algoma/Thunder Bay	12.0	**	11.5	9.2	9.2	10.3	**	**	10.0	9.4
Greater Sudbury	**	**	**	**	1.1	1.2	**	**	3.6	2.1
Rest of Northern Ontario	**	**	9.0	14.3	**	18.2	**	50.0	10.3	18.4
Ontario	18.2	16.5	10.2	10.4	10.3	9.7	11.8	9.5	10.7	10.3

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O2 Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population
Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe				
Standard	2,505	2,463	2,817	645
Heavy Care	113	91	84	4
Other	79	133	129	10
Unknown	694	413	533	-
Total	3,391	3,100	3,563	659
Universe				
Semi & Ward	206	170	164	22
Bachelor	2,039	2,279	2,267	446
One-Bedroom	1,058	518	1,021	133
Two-Bedroom	88	133	111	58
Total	3,391	3,100	3,563	659
Total Vacancy				
Semi & Ward	20.6	18.4	15.9	**
Bachelor	9.7	10.1	11.0	12.3
One-Bedroom	7.4	10.0	11.3	23.3
Two-Bedroom	**	9.0	**	**
Total	9.5	10.5	11.2	19.0
Standard Vacancy				
Semi & Ward	23.9	18.4	15.2	**
Bachelor	9.7	10.8	9.8	12.6
One-Bedroom	7.5	9.8	11.4	23.3
Two-Bedroom	**	9.0	**	**
Total	9.2	11.0	10.5	19.4
Standard Rent				
Semi & Ward	1,811	1,626	2,109	**
Bachelor	2,790	2,463	2,659	2,206
One-Bedroom	3,810	3,915	3,474	2,727
Two-Bedroom	4,251	3,486	4,366	**
Total	3,145	2,720	2,932	2,403

The following letter codes are used to indicate the reliability of the estimates:
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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

O3 Universe and Per cent Vacant (%) for Total Spaces by Date Residence Opened Ontario

Centre	Prior to 1990		1990-1999		2000 or Later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Toronto GTA	5,300	9.9	2,005	12.1	10,565	9.5	17,870	9.9
Central Ontario	4,799	10.5	3,381	8.5	7,409	11.0	15,589	10.3
Ottawa	1,322	11.1	1,800	15.0	3,794	11.3	6,916	12.2
Eastern Ontario	1,588	9.1	1,886	7.9	2,285	11.8	5,759	9.6
Southwest Ontario	3,196	14.2	1,857	7.1	3,722	8.5	8,775	10.3
Northern Ontario	706	6.9	545	10.9	1,503	11.6	2,754	10.2
Ontario	**16,911**	**10.7**	**11,474**	**9.9**	**29,278**	**10.2**	**57,663**	**10.3**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

O4 Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened
Ontario

Centre	Prior to 1990	1990-1999	2000 or Later	Total
Toronto GTA	3,772	3,751	4,447	4,159
Ward/Semi-Private	2,210	1,743	2,960	2,492
Bachelor/Studio	3,414	3,185	3,689	3,475
One Bedroom	4,536	4,879	4,532	4,561
Two Bedroom +	4,707	6,116	5,912	5,772
Central Ontario	2,887	2,999	3,567	3,216
Ward/Semi-Private	1,885	1,678	1,526	1,801
Bachelor/Studio	2,889	2,817	2,995	2,904
One Bedroom	3,578	3,890	4,000	3,920
Two Bedroom +	3,890	**	4,630	4,565
Ottawa	3,347	3,615	4,408	3,948
Ward/Semi-Private	**	1,733	**	1,838
Bachelor/Studio	2,993	3,364	3,788	3,469
One Bedroom	4,062	4,566	4,906	4,664
Two Bedroom +	**	**	6,741	5,608
Eastern Ontario	2,749	2,705	3,362	2,943
Ward/Semi-Private	1,810	1,606	**	1,733
Bachelor/Studio	2,587	2,516	2,747	2,600
One Bedroom	3,888	3,581	4,021	3,897
Two Bedroom +	**	3,610	4,772	4,140
Southwest Ontario	2,704	2,974	3,559	3,132
Ward/Semi-Private	1,912	2,120	**	1,979
Bachelor/Studio	2,658	2,755	3,007	2,768
One Bedroom	3,343	3,502	3,723	3,635
Two Bedroom +	3,078	4,558	4,565	4,473
Northern Ontario	2,386	2,339	3,060	2,759
Ward/Semi-Private	**	**	**	1,689
Bachelor/Studio	2,375	2,113	2,684	2,453
One Bedroom	2,615	2,790	3,269	3,128
Two Bedroom +	**	**	4,085	3,989
Ontario	**3,127**	**3,137**	**3,941**	**3,526**
Ward/Semi-Private	1,912	1,781	2,232	1,950
Bachelor/Studio	2,938	2,861	3,271	3,030
One Bedroom	4,039	4,060	4,218	4,166
Two Bedroom +	4,282	4,346	5,418	5,169

The following letter codes are used to indicate the reliability of the estimates:
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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

O5 Universe of Total Spaces by Size of Residence Ontario

Centre	10-49 Spaces		50-89 Spaces		90 or More Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Toronto GTA	19	550	50	3,617	99	13,703	102
Central Ontario	69	2,221	71	4,830	71	8,538	67
Ottawa	5	145	20	1,319	40	5,452	110
Eastern Ontario	35	1,144	35	2,448	19	2,167	63
Southwest Ontario	48	1,497	40	2,627	37	4,651	59
Northern Ontario	8	180	15	1,045	14	1,529	80
Ontario	**184**	**5,737**	**231**	**15,886**	**280**	**36,040**	**76**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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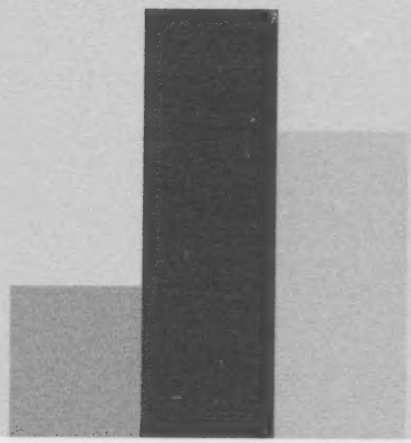

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